

COMMITTEE AMENDMENT FORM

DATE: 02/28/07

COMMITTEE ZONING

PAGE NUM. (S)

ORDINANCE I. D. #07-O-0147

SECTION (S)

RESOLUTION I. D. #07-R-

PARA.

AMENDS THE LEGISLATION BY ADDING ELEVEN (11) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 02/28/07

**Conditions for Z-06-137 for 3260 Katomarick Street, S.E.
(also addressed as 919 Hutchens Avenue, S.E.)**

1. All utilities shall be underground
2. 5 foot side walks with a 2 foot planting strip between the back of the curb and sidewalk.
3. All detention areas to be fenced and landscaped to minimize any visual impact to the adjacent properties or street.
4. The development will have 9.18 acres of greenspace/openspace and 2.78 acres shall be devoted to pocket parks.
5. Internal streets shall be a minimum 28 foot right of way with a minimum 24 foot width of pavement. Final approval of the streets will be made by the Department of Public Works.
6. No vinyl or aluminum siding will be utilized on the houses.
7. Each house shall have a minimum of 1600 square feet of heat space.
8. Each house shall be constructed to have a minimum of three sides of stone, stucco, brick masonry or a combination of these materials.
9. Front yard setbacks shall be a minimum of 20 feet
10. Rear yard setback shall be 5 feet.
11. Side yard setbacks shall be 5 feet.

City Council
Atlanta, Georgia

07-0 -0147

Z-06-137

Date Filed: 12-13-06

AN ORDINANCE
BY: ZONING COMMITTEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3260 Katamarick Street, S.E. (also addressed as 919 Hutchens Avenue, S.E.)** be changed from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District to wit.

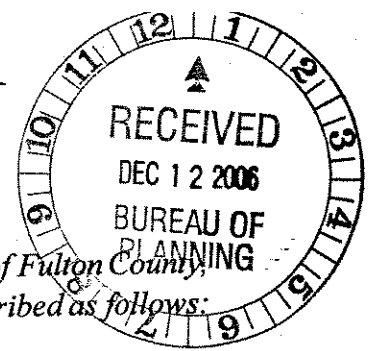
ALL THAT TRACT or parcel of land lying and being Land Lots 3 and 30. 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2-06-137



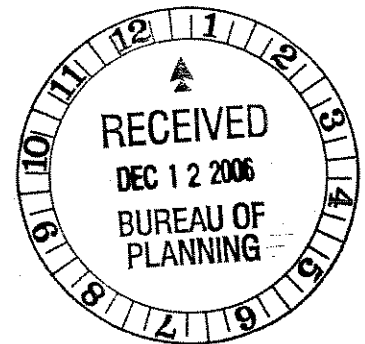
LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lots 3 & 30 of the 14th District of Fulton County, Georgia (lying within the Atlanta City Limits), being more particularly described as follows:

Beginning at a 1" open top pipe at the land lot corner common to Land Lots 2, 3, 30, and 31 of the 14th District, thence S 89°53'23" W along the Southern line of Land Lot 30 a distance of 1554.00' to a rebar, said rebar being the start of a tie-line, continuing thence S 89°53'23" W along the Southern line of Land Lot 30 a distance of 543.40' more or less to the centerline of Poole Creek, thence Northeasterly and Northerly following the meanderings of Poole Creek a distance of 989.8' more or less to a point located at the Southwest corner of Lot 6, Block "A" ~ Unit One, King Estates, thence S 83°06'41" E along the Southern property line of Lot 6, Block "A" ~ Unit One, King Estates a distance of 54.92' more or less to a rebar located at the end of a tie-line, said tie-line having the following course bearing N 14°08'58" E a distance of 566.02', continuing thence S 83°06'41" E along the Southern property line of Lot 6, Block "A" ~ Unit One, King Estates a distance of 60.00' to a rebar located at the Northwest corner of Lot 7, Block "A" ~ Unit One, King Estates, thence S 23°39'30" E along the Western property line of Lot 7, Block "A" ~ Unit One, King Estates a distance of 60.00' to the Southwest corner of Lot 7, Block "A" ~ Unit One, King Estates, thence S 74°10'13" E along the Southern property line of Lot 7, Block "A" ~ Unit One, King Estates a distance of 232.18' to a rebar located at the end of the Right-of-Way of Katomarick Drive (70' R/W), thence S 70°26'02" E along the end of the Right-of-Way of Katomarick Drive (70' R/W) a distance of 50.20' to a rebar, thence S 63°27'50" E along the Southwestern property line of Lot 4, Block "B" ~ Unit One, King Estates a distance of 141.20' to a rebar located at the Southeast corner of Lot 4, Block "B" ~ Unit One, King Estates, thence N 26°00'08" E along the Eastern property line of Lot 4, Block "B" ~ Unit One, King Estates a distance of 111.20' to a rebar located at the Northeast corner of Lot 4, Block "B" ~ Unit One, King Estates, thence N 07°07'06" E along the Eastern property line of Lots 1 through 3, Block "B" ~ Unit One, King Estates a distance of 225.00' to a rebar located at the Northeast corner of Lot 1, Block "B" ~ Unit One, King Estates, thence N 67°44'35" W along the Northwestern property line of Lot 1, Block "B" ~ Unit One, King Estates a distance of 83.50' to a rebar, thence N 24°16'51" E along the Eastern property line of the Marshall B. Race Cemetery a distance of 151.70' to a 1" crimp top pipe, thence N 18°15'42" E a distance of 63.39' to a rebar, thence S 46°06'37" E along the Southwestern boundary of Lot 7 ~ Section No. 1, Marshall Race Subdivision a distance of 70.89' to a 1" open top pipe, thence S 45°43'09" E along the Southwestern boundary of Lots 5 & 6 ~ Section No. 1, Marshall Race Subdivision a distance of 179.12' to a rebar, thence S 68°44'59" E along the end of an Un-Named Right-of-Way "Not Open" a distance of 51.11' to a rebar, thence S 44°20'07" E along the Southwestern boundary of Lots 3 & 4 ~ Section No. 1, Marshall Race Subdivision a distance of 170.00' to a 1" open top pipe, thence S 37°25'54" E a distance of 104.04' to a rebar, thence S 37°59'59" E a distance of 202.91' to a rebar, thence S 01°10'01" E a distance of 150.00' to a rebar, thence N 89°39'59" E a distance of 300.00' to a rebar, thence N 01°10'01" W a distance of 248.61' to a rebar located on the Southern Right-of-Way of

Hutchens Road (50' R/W), thence along the Southern Right-of-Way of Hutchens Road (50' R/W) along a curve to the left having a radius of 466.05' an arc distance of 165.97' being subtended by a chord bearing of S 87°23'00" E a chord distance of 165.10' to a point, continuing thence N 82°24'52" E along the Southern Right-of-Way of Hutchens Road (50' R/W) a distance of 180.74' to a rebar, thence leaving the Right-of-way of Hutchens Road S 00°15'10" W a distance of 453.42' to a rebar located on the Southern line of Land Lot 3, thence S 89°57'48" W along the Southern line of Land Lot 3 a distance of 320.60' to the Point of Beginning.

Said Tract of Land as shown as Tract II on Survey For: LAND TO SEA PROPERTIES, LLC, prepared by FocalPoint Engineering, Inc., dated: July 11, 2006. Said Tract of Land containing 20.875 Acres.



Z-06-137

LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lot 30 of the 14th District of Fulton County, Georgia (lying within the Atlanta City Limits), being more particularly described as follows:

Beginning at a rebar on the Southwesterly Rights-of-Way of Hutchens Road (50' R/W) located 1059.22' Southeasterly from a rebar found at the intersection of Hutchens Road (50' R/W) and Katomarick Drive (50' R/W), thence Southeasterly along the Southwesterly Rights-of-Way of Hutchens Road (50' R/W) an arc distance of 156.84' along a curve to the left having a radius of 466.05' being subtended by a chord bearing S 67° 32' 26" E and a chord distance of 156.10' to a rebar, thence leaving the Rights-of-Way of Hutchens Road (50' R/W) a bearing of S 01° 10' 01" E a distance of 248.61' to a rebar, thence S 89° 39' 59" W a distance of 300.00' to a rebar, thence N 01° 10' 01" W a distance of 310.00' to a rebar, thence N 90° 00' 00" E a distance of 156.99' to the Point of Beginning.

Said Tract of Land containing 2.02 Acres as more particularly shown on Survey for LAND TO SEA PROPERTIES, LLC, prepared by: FocalPoint Engineering, Inc., dated: June 13, 2006.



Z-06-137

page 3 of 3

RCS# 903
2/05/07
2:20 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 07-O-0143, 0144, 0145, 0146, 0147, 0148, 0149
07-O-0150, 0151, 0152
REFER ZRB/ZONE

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 1
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	E Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE